



Land at Northlands Lane

Storrington, West Sussex RH20 3EZ

Batcheller
Monkhouse

Land at Northlands Lane

A number of pasture fields with long road frontage and two barns.
Situated in an attractive rural location just north of Storrington.

In all approximately 48.59 acres (19.67 hectares).

Available individually or in up to 5 Lots

DESCRIPTION

The land lots are ideal for horse grazing or for lifestyle buyers looking for agricultural land for rare breeds or other livestock.

Lot 1 - Land at Greenhurst Lane: This comprises a single permanent pasture field with frontage to Greenhurst Lane and Northlands Lane and a gated entrance in the north east corner. In all approximately 8.64 acres (3.50 hectares). **Guide £133,000**

Lot 2 - Land West of Northlands Lane: Two adjoining permanent pasture fields with a track running along the south boundary extending in all to approximately 10.13 acres (4.10 hectares). **Guide £152,000**

N.B. There are existing rights of way over this track.

Lot 3 - Land at East Wantley: An undulating pasture field with a four bay open fronted pole barn, 15.6m x 7.4m situated in the south west corner. In all approximately 8.06 acres (3.26 hectares). **Guide £130,000**

N.B. Lot 3 will be granted access over Lot 2 at the entrance marked A on the plan.

Lot 4 - Land East of Northlands Lane: A diverse block of permanent pasture land including a bluebell wood on the east boundary and a water meadow with an attractive pond. In all approximately 19.98 acres (8.09 hectares). **Guide £250,000**

Lot 5 - Stable Barn: This is separate from the other lots and approached via the main entrance to West Wantley Farm. It comprises a stable barn, 10.75m x 8.15m of mixed construction divided into two loose boxes, feed store and tack room with further stores to the rear. Adjoining open fronted timber framed barn, 9.20m x 9.20m with stores to the rear. External fenced yard and paddock land to the north. In all approximately 1.78 acres (0.72 hectares). **Guide £100,000 - £150,000**

N.B. Potential for alternative uses, perhaps holiday lets subject to necessary planning consents being obtained. **SALE AGREED**





Lot 1



Lot 2

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Park House, North Street, Horsham, West Sussex, RH12 1RL.
Telephone: 01403 215100 www.horsham.gov.uk.

Services (not checked or tested): Purchasers will need to make their own arrangements regarding water and electricity supplies we understand that there is a sub metered electricity supply to Lot 5 and a water main along Northlands Lane and Greenhurst Lane.

Covenants: The land will be sold subject to covenants and details of these will be available to prospective purchasers through the selling agents upon request.

Basic Payment Entitlements: No entitlements are available with the land.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other way leaves or easements.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX336779 (Part)

VAT: The vendor reserves the right to charge VAT if a purchaser is VAT registered.

DIRECTIONS

Travelling east along West Street in the centre of Storrington, turn left at a mini roundabout on to the B2139 towards Thakeham. Proceed for 1.4 miles remaining on the B2139, and then turn left into Greenhurst Lane towards West Chiltington. After about 0.5 of a mile turn left into Northlands Lane and the land lots will be found on either side.



Lot 3



Lot 4



Lot 5

SITUATION

The land lots lie in a delightful yet accessible rural location, either side of Northlands Lane, which is a no-through road, with Lot 5 lying within West Wantley Farm. The popular village of Storrington is to the south with excellent local amenities including a Waitrose. The town of Horsham lies about 14 miles to the north east with extensive shopping and other amenities. The A24 is about 2.8 miles to the east and the south coast about 10.5 miles to the south.

There are a number of public bridlepaths and footpaths for riding out and walking in the surrounding countryside and other amenities include Polo at Cowdray Park and Knepp Castle, horse racing at Goodwood and Fontwell and theatres at Chichester and Brighton.

The land lies just outside of the South Downs National Park.

RMP/15.04.2019

VIEWINGS

Strictly by prior appointment and by obtaining a risk assessment form.

For an appointment to view please contact our Pulborough Office

T 01798 872081 E sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock and ensure gates are shut at all times.

Access is only permitted via Northlands Lane.

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battle@batchellermonkhouse.com

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Pulborough
01798 872081

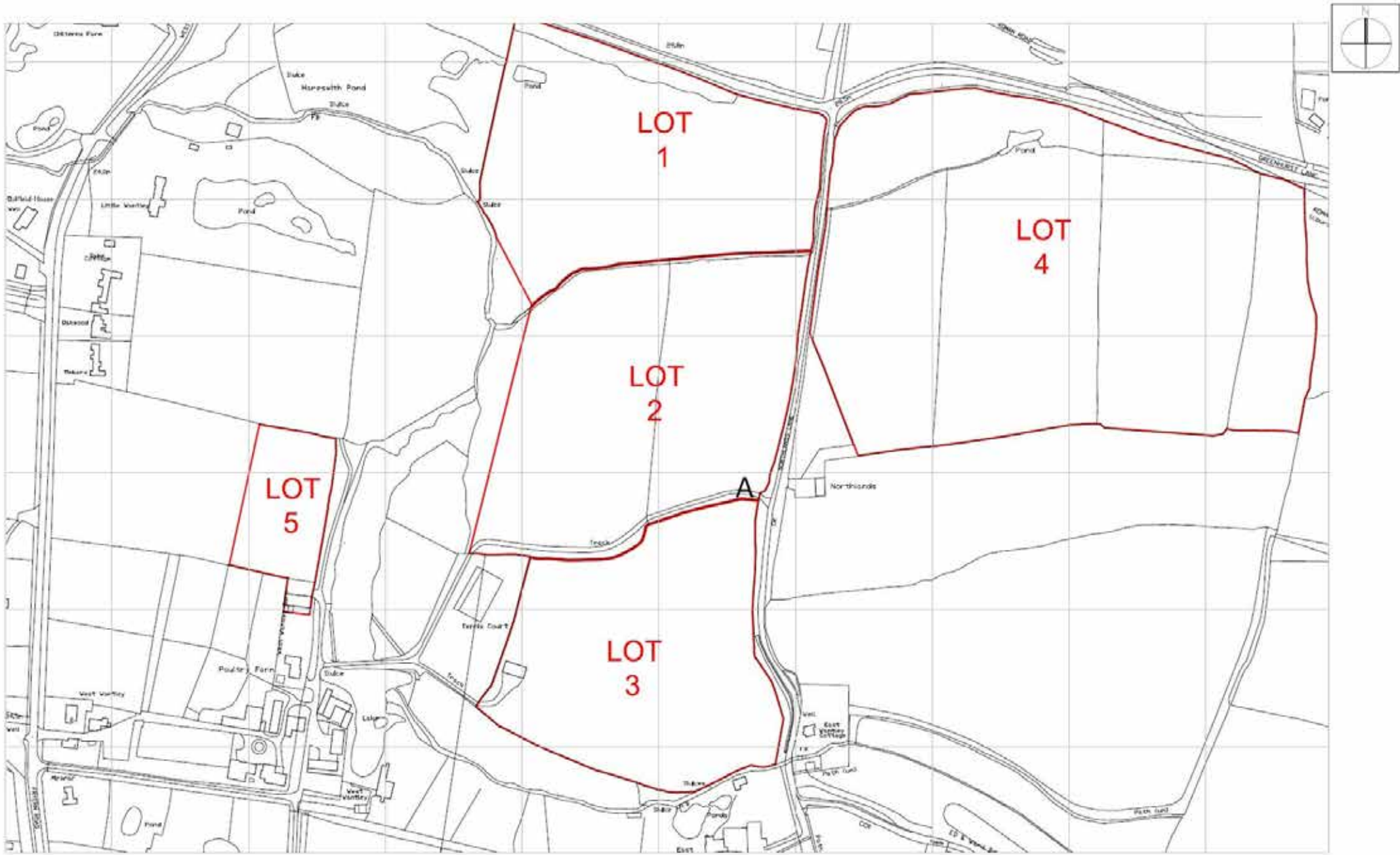
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For Identification Purposes Only - Not to Scale



NOTE:

Batcheller Monkhouse give notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.



Lot 4